

46/23 Wanderlight Avenue, Lawson

## Selling is the Highest Priority!




Positioned within the tightly held Mizura Villas, this spacious and light-filled residence delivers the perfect balance of comfort, convenience, and low-maintenance living. Ideal for first home buyers, growing families, and busy professionals alike.

Designed with functionality in mind, the home features three generous bedrooms, each with built-in robes. Two bedrooms enjoy the privacy of their own ensuites, while the third is serviced by a well-positioned main bathroom, meaning no more waiting for the shower in the morning rush.

The sun-drenched open-plan living and dining area enjoys a desirable north-facing aspect to the rear, seamlessly connecting to the private courtyard, an inviting space for relaxed entertaining or quiet afternoons outdoors.

At the heart of the home, the stylish kitchen combines practicality and quality, complete with stone benchtops, abundant storage, and premium Miele appliances.

Set in one of Canberra's most convenient locations, Lawson offers outstanding access to leading amenities including University of Canberra, Australian Institute of Sport, GIO Stadium, Canberra

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### AUCTION

Sat 27th Jun @ 10:00AM

### VIEW

Sat 13th Jun @ 10:15AM - 10:45AM

### AGENTS

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### AGENCY

LJ Hooker Belconnen  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Institute of Technology, North Canberra Hospital, Radford College, and Westfield Belconnen.

The vibrant Belconnen Town Centre and nearby inner north precincts provide exceptional shopping, dining, and entertainment options, while surrounding parks, reserves, and walking trails enhance the lifestyle appeal.

This is an opportunity not to be missed.

- Three bedrooms with built in robes
  - Two ensuite and 1 main bathroom
  - Kitchen with Miele appliances and stone benchtops
  - Open living and kitchen
  - Ducted reverse cycle heating and cooling
  - Private north facing courtyard
  - Double tandem garage with workspace and storage room
  - Backing reserve with views and close to parks and walking trails
  - Proximity to local schools and shops at Kaleen and Bruce, UC, AIS and Stadium, North Canberra Hospital, Belconnen Centre and inner north amenities.
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- Build Year: 2017
  - Property Size: 156sqm | Living: 102sqm | Garage: 54sqm
  - Courtyard Size: 24sqm
  - EER: 6.0
  - Rates: \$2,439 p.a.
  - Strata: \$3,769 p.a.
  - Land Tax: \$3,043 p.a. (investors only)

**Disclaimer:**

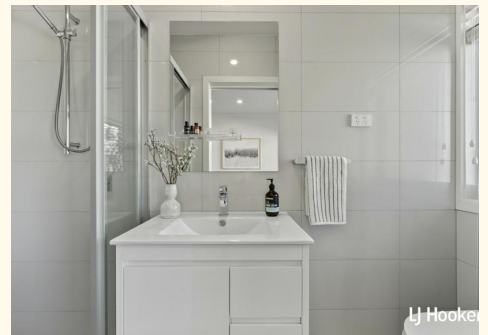
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**MORE DETAILS**

Property ID	HP14MF8H
Property Type	Townhouse
House Size	156 m2
EER	6

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*